



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **W-0**

May 5, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
ANNEXATION 40-42 (4-115)
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE
VALLEY:**

1. Consider the two Negative Declarations certified by the City of Lancaster (Exhibit "C") on December 15, 2003, and March 15, 2004, together with the environmental findings adopted by the City contained therein; and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed project and have determined that the Negative Declarations and environmental findings adequately address the environmental impacts of the proposed annexation.
2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located north of Avenue J, between 35th Street West and 40th Street West in the City of Lancaster, designated as Annexation 40-42 (4-115), into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Acting Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed Resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits "A" and "B," respectively, into the District.

LAFCO requires a Board-adopted Resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed Resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the Resolution.

The Honorable Board of Supervisors
May 5, 2005
Page 3

ENVIRONMENTAL DOCUMENTATION

The City of Lancaster, in its role as a lead agency in matters pertaining to compliance with the California Environmental Quality Act, has certified the two Negative Declarations and adopted certain findings contained therein with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the Negative Declarations and environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one approved copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one approved copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MR:lm
BDL2176

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO
INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED
AS "ANNEXATION 40-42 (4-115)"

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization that would annex territory to the District; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit "A," and depicted on the corresponding map, Exhibit "B," which by this reference are incorporated herein; and

WHEREAS, on December 15, 2003, and March 15, 2004, the City of Lancaster, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified Negative Declarations (ND), and adopted certain findings with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the NDs certified by the City of Lancaster on December 15, 2003, and March 15, 2004, together with the environmental findings adopted by the City; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the NDs and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:
 - a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.
 - b. The nature of the proposed change of organization is the annexation of the territory to the District.
 - c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits "A" and "B" attached hereto.
 - d. It is desired that the proposed annexation provide for and be made subject to the following terms and conditions:
 - i. The annexed territory shall be subject to the payment of such service charges, assessments, or taxes as the District may legally impose.
 - ii. The Board of Supervisors shall be the governing body of the District.
 - iii. Any taxes, fees, charges, or assessments for the District may be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes or as otherwise allowed by law.
 - e. The reason for this proposal is as follows:
 - i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.
3. This Resolution of Application to Initiate Proceedings is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2005,
by the Board of Supervisors of the County of Los Angeles as the governing body of the
District.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

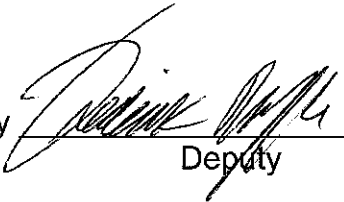
By  _____
Deputy

EXHIBIT "A"
ANNEXATION 40-42 (4-115)

Property in question is described as follows:

Parcel A:

The West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 18, Township 7 North, Range 12 West, San Bernardino Base and Meridian, and the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 18, Township 7 North, Range 12 West, San Bernardino Base and Meridian

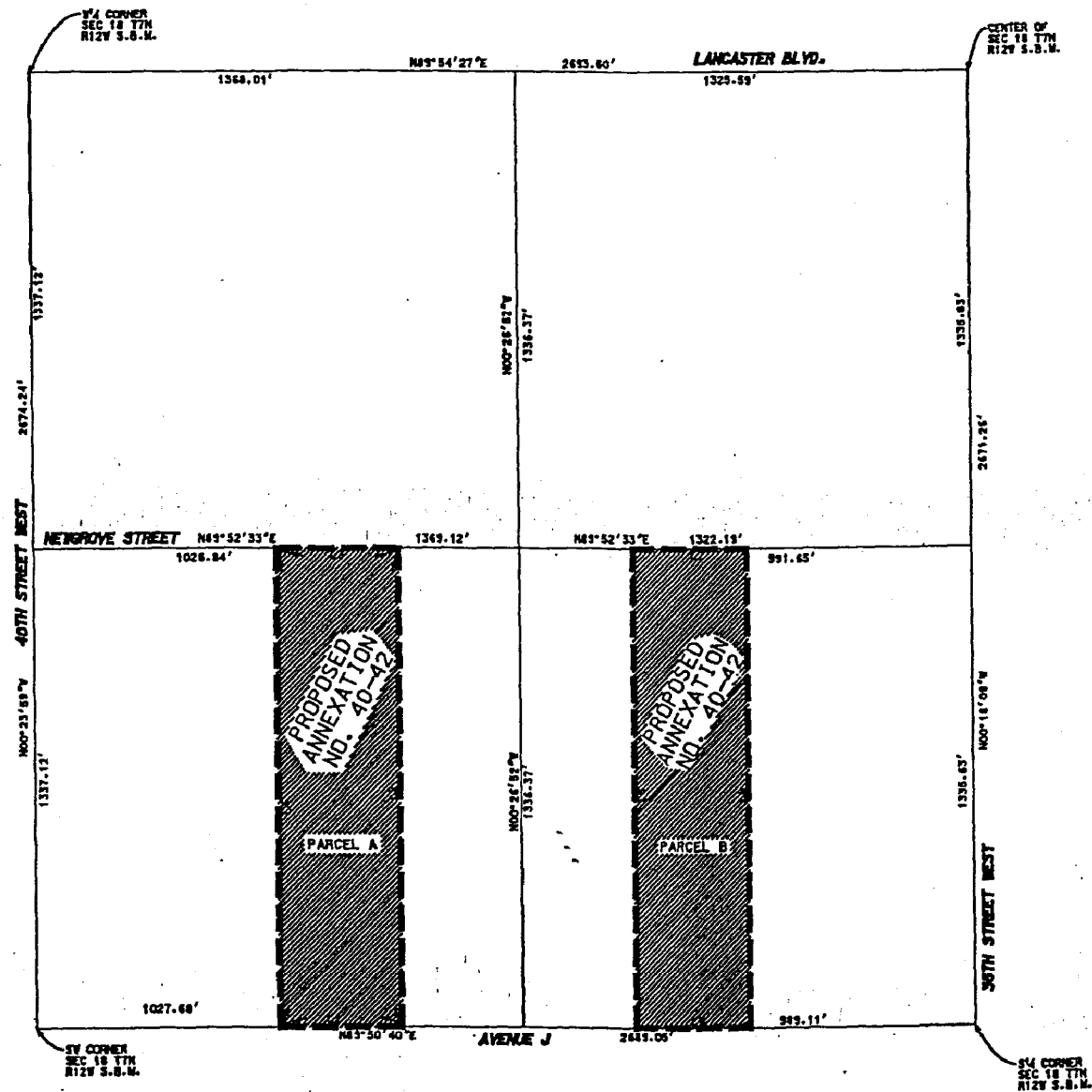
Parcel B:

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 18, Township 7 North, Range 12 West, San Bernardino Base and Meridian, and the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 18, Township 7 North, Range 12 West, San Bernardino Base and Meridian

Area:

The area of Parcel A containing 10.25 acres, the area of Parcel B containing 10.12 acres:
Total computed acreage being 20.37 acres, more or less.

ANNEXATION 40-42 TO LOS ANGELES COUNTY
WATERWORKS DISTRICT NO.40, ANTELOPE VALLEY



| COURSE | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S89°50'40"Y | 342.85' |
| L2 | N00°26'09"Y | 1336.86' |
| L3 | N88°52'33"E | 342.20' |
| L4 | S00°23'26"E | 1336.74' |
| L5 | S89°50'40"Y | 329.70' |
| L6 | S00°22'32"E | 1336.00' |
| L7 | N89°52'33"E | 330.85' |
| L8 | N00°24'42"Y | 1336.78' |

NOT TO SCALE

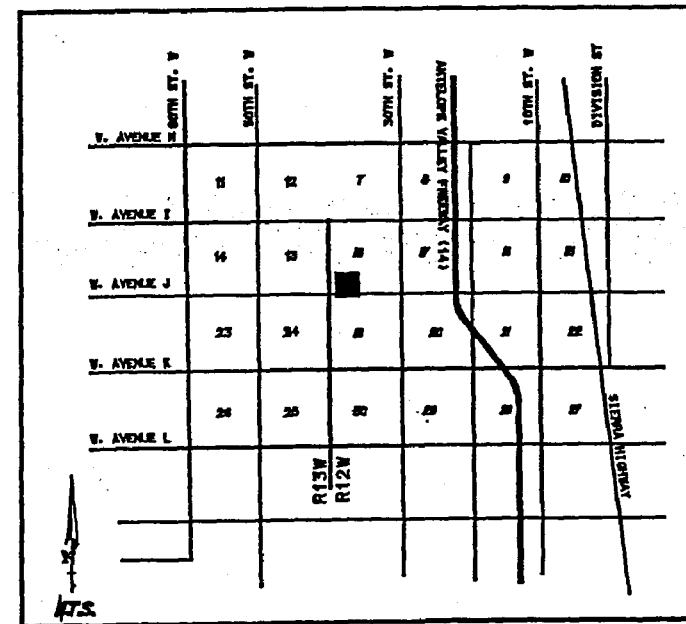


EXHIBIT "B"

PARCEL 4: CONTAINING 18.72 ACRES
TOTAL APPROPRIATION 20.37 ACRES

CSA
 ONE DAYTON • LEO RUMBLE • SHERMAN
 2001 CALIFORNIA BL. SUITE 200, CALIFORNIA, CALIFORNIA 95001
 (415) 222-2700 • (800) 222-2444 • FAX (415) 222-2778

ANNEXATION 40-42(4-115)
ENVIRONMENTAL DOCUMENTS

EXHIBIT “C”

(NEGATIVE DECLARATION AND RESOLUTIONS ADOPTING ENVIRONMENTAL FINDINGS)

510-0203
agency

Negative Declaration

City of Lancaster

Certification Date: December 15, 2003Applicant: JP Eliopoulos EnterprisesType of Permit: Tentative Tract MapFile Name or Number: Tentative Tract Map No. 060331Location of the Project: 11.0± acres located at the northwest corner of Avenue J and Palo Verde StreetDescription of the Project: Subdivision of 33 single family lots in the R-7,000 Zone

It is the opinion of the X Planning Commission
 City Council
 Director

upon review that the project will not have a significant effect upon the environment.

Mitigation measures are required
X are not required

Silvia R. Donovan
Silvia R. Donovan
Associate Planner

Date of Public Notice: November 23, 2003

X Legal Advertisement
X Posting of properties
X Written notice

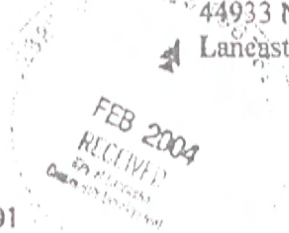
| | | | | | |
|-------------------|--------------|---------|-------------------|------------|---|
| Post-It® Fax Note | 7671 | Date | 2/10/04 | # of pages | 1 |
| To | Elizabeth | From | Brigitte Linders | | |
| Co./Dept. | JSA | Co. | City of Lancaster | | |
| Phone # | | Phone # | (661) 723-6100 | | |
| Fax # | 818-222-3710 | Fax # | | | |

Notice of Determination

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Department of Community Development
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650



FILED

DEC 30 2003

CONNIE B. MCCORMACK, COUNTY CLERK

(Date received for filing) J. Baker

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map No. 060331

Project Title

Silvia R. Donovan

(661) 723-6100

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific 11.0± acres located at the northwest corner of Avenue J and Palo Verde Street

Project Description: Subdivision of 33 single family lots in the R-7,000 Zone

This is to advise that the City of Lancaster (i.e. Lead Agency) has approved the above described project on December 15, 2003 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study and record of project approval is available to the General Public at Lancaster City Hall, Department of Community Development, 44933 North Fern Avenue, Lancaster, California.

Silvia R. Donovan
Silvia R. Donovan

Associate Planner

December 15, 2003

03 0008236 Title

Date

605-6.1
Revised 2/11/94

THIS NOTICE WAS POSTED
ON DEC 30 2003
UNTIL JAN 30 2004
REGISTRAR-RECORDER/COUNTY CLERK

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (including county), Name and Address of Project Proponent:

Case No.: Tentative Tract Map No. 060331

Location and Legal Description: 11.0± acres located at the northwest corner of Avenue J and Palo Verde Street

Parcel 1: The N ½ of the N ½ of the W ½ of the E ½ of the W ½ of the S ½ of the SW ¼ of Section 18, Township 7N, Range 12 W in the San Bernardino Meridian; Parcel 2: The S ½ of the N ½ of the W ½ of the E ½ of the W ½ of the S ½ of the SW ¼ of Section 18, Township 7N, Range 12 W in the San Bernardino Meridian; Parcel 3: The N ½ of the S ½ of the W ½ of the E ½ of the W ½ of the S ½ of the SW ¼ of Section 18, Township 7N, Range 12 W in the San Bernardino Meridian; and Parcel 4: The S ½ of the S ½ of the W ½ of the E ½ of the W ½ of the S ½ of the SW ¼ of Section 18, Township 7N, Range 12 W in the San Bernardino Meridian.

Applicant and Address: J.P. Eliopoulos Enterprises
Post Office Box 5237
Lancaster, California 93539
(661) 810-2605

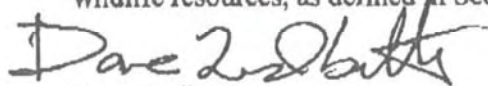
Project Description: Subdivision of 33 single family lots in the R-7,000 Zone

Findings of Exemption:

- An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impacts.
- Upon consideration of the record as a whole, there is no evidence before the agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
- The lead agency has, on the basis of substantial evidence in the record, rebutted the presumption of adverse effect contained in subsection (d), Section 753.5 of Title 14, of the California Code of Regulations, and adopted a Negative Declaration on **December 15, 2003**, with the finding the project will not have an adverse impact on the environment.

Certification:

I hereby certify that the lead agency has made the above finding of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Dave Ledbetter
Principal Planner
City of Lancaster (Lead Agency)
Community Development Department

03 0008236

DFG 753.5, 5/91

CITY OF LANCASTER
INITIAL STUDY

1. Project title and File Number: Tentative Tract Map No. 060331
2. Lead agency name and address: City of Lancaster
Department of Community Development
44933 Fern Avenue
Lancaster, California 93534
3. Contact person and phone number: Silvia R. Donovan
(661) 723-6100
4. Applicant: J.P. Eliopulos Enterprises

Location: 11.0± acres located at the northwest corner of W. Avenue J and Palo Verde Street
5. Project proponent's name and address: J.P. Eliopulos Enterprises
Post Office Box 5237
Lancaster, California 93539
6. General Plan designation: UR (Urban Residential, 2.1-6.5 dwelling units per acre)
7. Zoning: R-7,000 (Single family residential, minimum lot size of 7,000 square feet)
8. Description of project: Subdivision for 33 single family lots in the R-7,000 Zone
9. Surrounding land uses and setting: The subject property is undeveloped and has not been previously graded, although the site has been disturbed. The site has no evidence of agricultural production. The General Plan designation, zoning, and land use of the surrounding properties are as follows: the property to the north, east, and west are designated as UR (Urban Residential), and are zoned R-7,000; the property to the south is designated as UR (Urban Residential), is zoned R-10,000, and is developed with single family residential.

The site is identified in the LMEA as having a low shrink-swell potential (LMEA Figure 2.0-5), and is in an area known to contain sinkholes or fissures (LMEA Figure 2.0-6). The site is rated as fair to very poor for use as farmland and exhibits a moderate risk for soil erosion (USSCS maps). The site contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to severe intensity shaking in an earthquake (LMEA Figure 2.0-8). The site is not known to be subject to liquefaction or other identified secondary seismic hazards (LMEA p. 2.0-33). Any significant mineral resources on or under the site are considered presently unproven (LMEA p. 2.0-39). The site is identified as desert scrub by the Lancaster General Plan (LGP) and does not contain significant species or habitat (LMEA Figure 3.0-1). The subdivision would have access from W. Avenue J via Palo Verde Street and to the west from future Newgrove Street. The site is not in proximity to an airport and is not within an aircraft overflight area that creates an aircraft hazard or generates significant amounts of noise (LMEA p. 6.0-46 to 62 and 8.0-25 to 30). The site is within one and a half miles of Los Angeles County Fire Station No. 130 (LMEA Figure 9.1-1) and within the service area of the Los Angeles County Sheriff's Station (LMEA

Section 9.2). The site does not contain any identified hazardous materials and is not in proximity to handlers of hazardous materials (LMEA p. 9.1-25 to 27). The site is within the Westside Union School District and the Antelope Valley Union High School District (LMEA Section 9.3). Water service to the site would be the responsibility of Los Angeles County Waterworks District No. 40 (LMEA Figure 10.1-3), and sewer service would be the responsibility of Los Angeles County Sanitation District No. 14 (LMEA Section 10.2). Both of these agencies have facilities in the area to service existing development. The site is located within Flood Zone B as defined on the Flood Insurance Rate Map (FIRM). Phase I and Phase II Cultural Resource Studies (CRS) were conducted RT Factfinders on the site during August and October 2003. As a result of the study, no major cultural resources were located and no further studies are necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION - On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared:
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Silvia R. Donovan
Silvia R. Donovan

November 20, 2003
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|---------------------------------------|--------------|
| I. <u>AESTHETICS</u> -- Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |
| II. <u>AGRICULTURE RESOURCES</u> : In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | | | | X |
| III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable Air Quality Plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
| e) Create objectionable odors affecting a substantial number of people? | | | X | |
| IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |
| V. <u>CULTURAL RESOURCES</u> -- Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
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| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |
| VI. GEOLOGY AND SOILS -- Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | X | |

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| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | X | |
| VIII. <u>HYDROLOGY AND WATER QUALITY</u> -- Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site? | | | X | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
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| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? | | | X | |
| f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map? | | | | X |
| g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| i) Inundation by seiche, tsunami, or mudflow? | | | | X |
| IX. LAND USE AND PLANNING -- Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? | | | | X |
| X. MINERAL RESOURCES -- Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |

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| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | | | X | |
| XI. <u>NOISE</u> -- Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
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| XII. <u>POPULATION AND HOUSING</u> -- Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| XIII. <u>PUBLIC SERVICES</u> | | | | |
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | | | X | |
| Police protection? | | | X | |
| Schools? | | | X | |
| Parks? | | | X | |
| Other public facilities? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
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| <u>XIV. RECREATION --</u> | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
| <u>XV. TRANSPORTATION / TRAFFIC -- Would the project:</u> | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Result in inadequate parking capacity? | | | | X |

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| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |
| XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed? | | | X | |
| e) Have a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | X | |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
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| XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> - | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | X | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | | X |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X |

DISCUSSION OF ENVIRONMENTAL CHECKLIST

1. a. Development of the site will eliminate the current open appearance of the property and eliminate current views across it. All impacts are expected to be less than significant because the site is not adjacent to an identified scenic area as listed by the General Plan (LMEA Figure 12.0-1). The development of the project would block views to the same extent as would typical single family residences.

b. The site contains no existing scenic resources or historic buildings, and therefore, no impact is anticipated.

c. Development of the site as proposed would change the visual character of the site in that it would result in the development of vacant land with single family residential uses similar to what exists

south of the site. The site is identified by the General Plan as urban residential consisting of desert scrub. Therefore, impacts to the visual character of the site would be less than significant.

d. The light generated from the project in the form of street lights, residential lighting, and motor vehicles would be similar in character and intensity to residential property south of the site; however since no development exists at the site, impacts would be less than significant.

II. There is no evidence that the site was used for agricultural production at any time in the past. The site is not identified as Prime or Unique farmland, contains no Williamson Act contract, and is not located in proximity to any existing agricultural operation. Therefore, the project will not have an impact on agricultural resources.

III. a. Development proposed under the City's General Plan will not create air emissions that exceed the Air Quality Management Plan (GPEIR p. 5.6-1 to 2). Therefore, the project itself will not conflict with or obstruct implementation of the Air Quality Management Plan.

b. The project will generate approximately 330 additional vehicle trips in the area on a periodic basis, which will generate pollutants. However, the amount of traffic generated by the project is not sufficient to create or contribute considerably to violations of air quality standards on either a localized or regional basis (GPEIR p. 5.6-6 to 9). The project contains no significant stationary sources that would contribute to air quality violations. Emissions created during construction will not be significant because they are temporary in nature and quickly dispersed. Creation of fugitive dust will be minimized as noted under Item VI.b.

c. The project would, in conjunction with other development as allowed by the General Plan, result in a cumulative net increase of pollutants. However, the project's contribution is considered as de minimus because of its small scale.

d. The site is less than one mile from the nearest sensitive receptor (Lancaster High School) (LMEA p. 7.0-13 to 16 and Figure 7.0-2) and, therefore, could have an effect on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away and rapidly disperse them.

e. The project could create odors on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away from residential areas south of the project site and rapidly disperse them.

IV. a. The site and surrounding area do not contain any candidate, sensitive, or special status species (LMEA Section 3.0).

b. The site contains no identified watercourse riparian habitat (LMEA Section 3.0).

c. There are no identified wetlands or watercourse on the site that fall under the provisions of Section 404 of the Clean Water Act (review of USGS site map).

- d. The site is not identified as a migratory wildlife corridor or nursery area (LMEA Section 3.0).
- e. The site is not within an area or designated as prime desert woodland (LMEA Section 3.0); therefore, there are no City-imposed preservation requirements.

f. There are no federal, state, or local habitat conservation plans applicable to the site (LMEA Section 3.0).

V. a&b. Phase I and Phase II Cultural Resource Studies were conducted by RT Factfinders in August and October 2003. Phase I Study recommended that the two sites be evaluated for significance in accordance with criteria specified in Appendix K of CEQA and no other measures as warranted. The Phase II Study determined the sites found to be "not significant" and no further work is recommended on either of the sites. If archaeological remains are unearthed during grading, a qualified archaeologist should be called in to evaluate the discovery and, if necessary, implement appropriate mitigation program.

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7) or subject to liquefaction (LMEA p. 2.0-33 to 34). The site is within Seismic Zone I and is, therefore, subject to severe seismic shaking; however, the project will be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to less than significant. The site is generally level and is not subject to landslides.

b. The site is rated as having a moderate risk for soil erosion (USSCS maps) when cultivated or cleaned of vegetation. However, there remains a potential for water and wind erosion during construction. The project will be required, under the provisions of Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Water erosion controls must be provided as part of the project grading plan to be reviewed and approved by the City's Engineering Division. These provisions, which are a part of the project, will reduce any impacts to less than significant.

c. The site is not known to be within an area subject to fissuring, sinkholes, or liquefaction (LMEA Section 2.0).

d. The soil on the site is characterized by a low shrink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5). A soils report on the properties of soils within the subdivision shall be submitted to the City by the project developer prior to grading of the property, and recommendations of the report shall be incorporated into development of the property. Therefore, any impact would be less than significant.

e. Sewer is available within the area and can be extended to serve the site. The services of the Los Angeles County Sanitation District No. 14 (LACSD) and will be utilized by the project (ref. Item XVI.b and see LACSD letter in the file). The use of septic tanks or other alternative waste water disposal systems will not be incorporated into the development.

VII. a-b. There are no hazardous waste transportation routes within the vicinity of the project (LMEA p. 9.1-20 through 9.1-22).

c-f. The development would consist of 33 single family residences and does not include commercial or industrial operations. Typical on-site project use would consist of typical household cleaners, fertilizers, and possibly small amounts of pesticides within the landscape areas or around buildings. These materials and their use would be similar to that of the residential area immediately to the north, east, south, and west. The site itself is not on a list of hazardous material sites or in proximity to major users of hazardous materials or main transportation routes (LMEA p. 9.1-17 to 29). The site is more than five miles from the nearest airport, Air Force Plant 42 (Figure 6.0-8).

g. The project would not impair or physically block any identified evacuation routes (LMEA Figure 9.1-3).

h. The site could be subject to localized brush fires because adjacent land to the north and west is primarily undeveloped. However, the site is within the urban service range of Los Angeles County Fire Station No. 130, which would be able to provide rapid response in the event of a fire. Impacts are, therefore, less than significant.

VIII. a. The site is not in proximity to an open body of water or watercourse and is not in an aquifer recharge area (LMEA p. 10.1-5 to 7); therefore, there will be no discharge into a water body or the aquifer as a result of surface runoff from the project. The project will be connected to the public sewer system.

b. Los Angeles County Waterworks District No. 40 submitted a letter dated September 10, 2003 which indicates that the property is within the District. Los Angeles County Waterworks District No. 40 has not indicated any problems in providing water service to the project (see LACWD letter in the case file). The project is not of a size or scale that would result in a significant increase in the use of groundwater supplies; therefore, impacts to groundwater resources would be less than significant.

c.&d. Development of the site will increase the amount of surface runoff as a result of impervious surfaces (building and pavement) being constructed. The project would be designed, on the basis of a hydrology study, to accept current flows entering the property and handle the additional incremental runoff from the developed site; therefore, impacts from drainage and runoff will be less than significant.

e. The development of the site will result in an incremental increase in storm water runoff. The City Engineer has indicated that the design of the project will utilize the proposed public streets as the primary means of transporting runoff, and will be designed through a hydrology study to accommodate the expected flows; therefore, impacts from runoff would be less than significant.

f.&g. The site is not within or in proximity to a 100-year flood zone as identified on the FIRM.

h. The project does not contain and is not downstream from a dam or levee.

i. The site is not located in an area subject to mudflows.

IX. a. The project would not block a public street, trail, or other access or result in a physical barrier that would divide the community.

b. The project would not conflict with the City's General Plan and must be in conformance with the Lancaster Municipal Code. As noted previously, the project will be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.).

c. As noted under Item IV.f., the site does not contain significant natural habitat and is not subject to a conservation plan (LMEA Section 3.0).

X. a-b. The site does not contain any current mining or recovery operations for mineral resources and is considered unproven to contain commercially significant amounts of such resources (LMEA p. 2.0-39).

XI. a. The City's General Plan (Table III-1) establishes an outdoor maximum CNEL of 65 dBA for residential areas. The primary source of noise on the site would be from vehicle traffic on W. Avenue J. The current noise level from streets in the vicinity of the site is less than 60 dBA (LMEA Table 8.0-9). This noise level is consistent with the standards of the General Plan, and potential impacts from additional traffic from project development would be considered less than significant.

b. The project will not contain ground-mounted industrial-type machinery or uses capable of generating groundborne vibrations or noise.

c. Permanent increases in area levels will occur once the residential project is completed and occupied. These noise levels will be generated by normal activities that occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under XI.a.). Although the traffic generated by the project will contribute to an increase in noise levels in the area, this impact is consistent with the GPEIR, and the project's contribution is considered to be de minimus because the current and future projected noise levels would remain essentially unchanged with or without the project.

d. There will be a temporary increase in noise levels in the area during construction of the project. This noise will be generated by construction vehicles and equipment. Construction activities of the project are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of construction work to between sunrise and 8:00 p.m. Monday through Saturday. Effects are considered less than significant because they are temporary and construction times limited to daylight hours.

e-f. The site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (also see Item VII a.-f.).

XII. a. The project will generate additional population growth in the immediate area because 33 new single family dwelling units will be constructed. This additional increase will contribute, on an incremental basis, to a significant cumulative increase in the population of the City over the projected 20-year period of the General Plan. The project site is within the urban core of the City and within the service area of both the Los Angeles County Sheriff's Department and the Los Angeles County Fire Station No. 130. Therefore, the project will not result in a need for additional facilities to provide these services, and impacts from increased population growth would be less than significant.

b-c. Development of the project will not displace existing housing or people because the site is currently vacant.

XIII. The project would incrementally increase the need for fire and police services; however, the site is within the current service area of both these agencies, and the additional time and cost to service the site is minimal. The project will not induce substantial population growth (see Item XII) and, therefore, will not substantially increase demand on parks or other public facilities.

Development of the project will result in an incremental increase in population (see item XII), which will result in an increase in the number of students in both the Antelope Valley Union High School District and the Westside School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, the Initial Study determines by statute that the fees required of the developer are adequate to mitigate any identified impacts to a level of insignificance.

XIV. a.&b. The project will generate additional population growth and will contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees for future parks which would reduce potential impacts on park and recreational facilities to a level of insignificance. At this time, this project will not cause additional facilities to be constructed.

XV. a. The proposed project could generate 330 daily vehicle trips when developed based on the ITE Trip Generation Manual. The City Traffic Engineering Consultant has indicated that the project traffic will not adversely affect traffic flow on any of the adjoining public streets, and that improvements to be provided as part of the project would ensure necessary, adequate circulation and safety levels for both project-related traffic and long-term cumulative increases. Such improvements as a condition of project approval and construction would render potential impacts to a less than significant level.

b. There are no such roads designated as congestion management roadways in the vicinity of the project.

c. The project will not affect air traffic patterns, see Item VII.c.-f.

d. W. Avenue J and the interior streets within the subdivision will be improved to City standards adjacent to the site as part of the project. No hazardous conditions would be created by these improvements.

e. The project will have access from W. Avenue J via Palo Verde Street. Additional access to the west would be obtained from Newgrove Street, which will be provided in accordance with the requirements of the Los Angeles County Fire Department.

f. The project will be required to provide for adequate off-street parking for each dwelling unit in the subdivision per the provisions of the Lancaster Municipal Code.

g. The project includes the improvement from W. Avenue J via Palo Verde Street and internal streets within the tract to City standards, which provides sufficient right-of-way. Pedestrian access from these streets will be provided as part of the project. The project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (LGP p. V-20 to 25).

XVI. a. The project will connect to the local sewer system, and the project sewage will be treated by the Los Angeles County Sanitation District's treatment facilities once the property has been annexed to the District, which has indicated no problem in serving the project (see LACSD response letter in case file). Therefore, no significant impacts are anticipated.

b. Sewer exists in the vicinity of the site capable of serving the project. Wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant and no expansion of the treatment facility is needed to accommodate this project (see LACSD letter in case file). Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in case file).

c. The project will not result in the construction of a new storm drain facility or the expansion of existing facilities. (ref. Item VIII.c. & d)

d-e. The Los Angeles County Waterworks District No. 40 has not indicated any problems supplying water. There are water supplies available to serve the project from existing resources and the wastewater treatment supplier has indicated that there is adequate capacity to serve the projects projected demands (see LACWD letter in case file). (ref Item XVI.b)

f. The project will generate additional solid waste, which will contribute to an overall cumulative impact on the landfill serving the site (GPEIR P; 5.9.4-3 to 9), although this project's individual contribution is considered as de minimis. Long-term expansion of the landfill would adequately mitigate these cumulative impacts (GPEIR p. 5.9.4-9). Individual residential units within the project will be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB939. (ref. LMEA Section 10.4)

g. The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. (ref XV (f))

XVII. a. This project does not have the potential to degrade the quality of the environment. (ref. Items I, III, IV, V, VII, XI, XVI)

b. The project's contributions to identify significant cumulative effects are all de minimis. (ref. Items III, XI, XV)

c. The project will not cause substantial adverse effects on human beings, either directly or indirectly. (ref. Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI)

List of Referenced Documents and Available Locations*:

| | | |
|--------|--|----|
| CRS: | Cultural Resource Study, RC Factfinders, August and October 2003 | |
| | and Report in environmental portion of the file | CD |
| FIRM: | Flood Insurance Rate Map | PW |
| GPEIR: | Lancaster General Plan Environmental Impact Report | CD |
| LACSD: | L.A. County Sanitation District Letter, September 30, 2003 | CD |

| | | |
|------------|---|----|
| LACWD: | L.A. County Waterworks District No. 40 Letter, September 2003 | CD |
| LGP: | Lancaster General Plan | CD |
| LMC: | Lancaster Municipal Code | CD |
| LMEA: | Lancaster Master Environmental Assessment | CD |
| UBC: | Uniform Building Code | PW |
| USGS Map: | United States Geological Survey Map | CD |
| USSCS Map: | United States Soil Conservation Service Map | CD |

* CD: Department of Community Development
PW: Department of Public Works
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534

RESOLUTION NO. 03-62

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LANCASTER, CALIFORNIA, APPROVING
TENTATIVE TRACT MAP NO. 060331

WHEREAS, a tentative subdivision map has been filed by J.P. Eliopulos Enterprises for the division of 11.0± acres of land into 33 lots located on the northwest corner of Avenue J and Palo Verde Street, as shown on the attached site map, and

WHEREAS, staff has conducted necessary investigations to assure the proposed division of land would be consistent with the purposes of the City's Subdivision Ordinance, the State Subdivision Map Act, and the regulations of the R-7,000 Zone; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this tentative map subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on December 15, 2003.

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Negative Declaration prepared for the proposed division of land in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, based on the Initial Study prepared for the project, this Commission hereby finds that the proposal will have a de minimis impact on wildlife resources as defined in Section 711.2 of the Fish and Game Code of the State of California and hereby authorizes staff to file a Certificate of Fee Exemption pursuant to Section 753.5, Title 14, California Code of Regulations; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this map:

1. The proposed design and improvement of the 33-lot subdivision are consistent with the General Plan land use designation of UR (Urban Residential; 2.1 to 6.5 dwelling units per acre) for the subject property.
2. The site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.

3. The design and improvement of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is not within a sensitive habitat area and all potential impacts are insignificant or can be mitigated as noted in the environmental review section of the staff report.
4. The design and improvement of the subdivision are not likely to cause serious public health problems because adequate sewer and water systems will be provided to the project.
5. The design and improvement of the subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision because all such easements have been incorporated into the proposed public streets (or will be abandoned), based on staff review of a preliminary title report.
6. The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional 33 dwelling units could be provided, and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
7. The proposed subdivision provides, to the extent feasible, for the future passive or natural heating or cooling opportunities in the subdivision because the size and configuration of the parcels would allow for such systems; and

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed tentative subdivision map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves the Negative Declaration prepared for this project with the finding that the proposed tentative tract map will not have a significant effect on the environment.
2. This Commission hereby approves Tentative Tract Map No. 060331, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 15th day of December, 2003, by the following vote:

AYES: Commissioners Andy, Baldus and Idleman, Vice Chairman Mann, and Chairman Smith

NOES: None


ABSTAIN: None

ABSENT: None

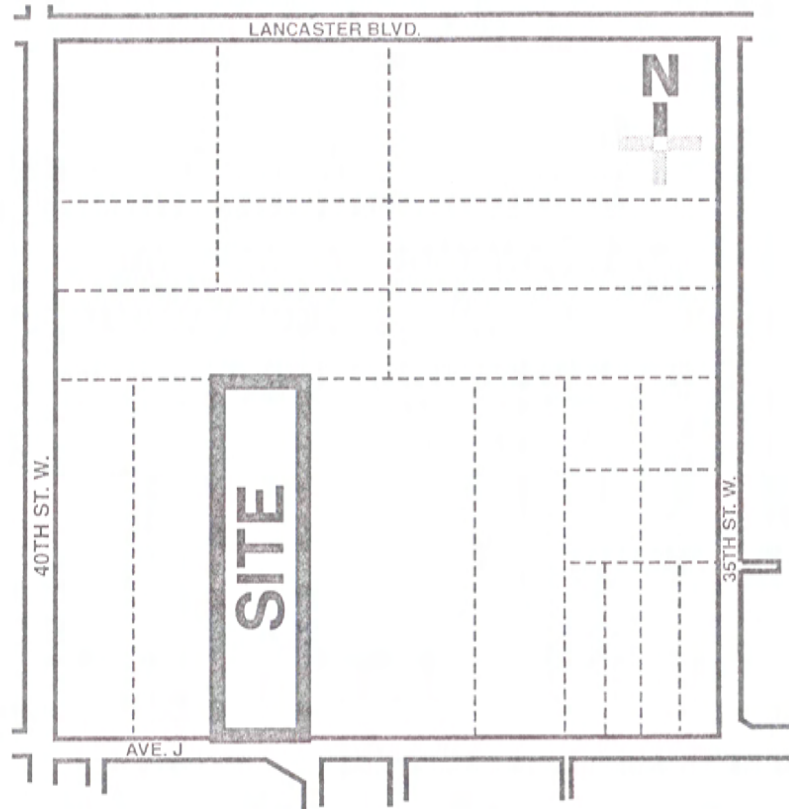


RONALD D. SMITH, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Director of Community Development
City of Lancaster



VICINITY MAP

TTM 060331

ATTACHMENT TO PC RESOLUTION NO. 03-62

TENTATIVE TRACT MAP NO. 060331 CONDITIONS LIST

GENERAL/ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 91-08 shall apply except Condition Nos. 37 (modified below), 46 (modified below), and 47 (deleted).

2. Prior to occupancy, construct a perimeter masonry wall along the west, east, north, and south property lines as indicated on the site plan in accordance with Section 17.28.030.C. of the Lancaster Municipal Code; color and design must be specifically approved by the Director of Community Development. If the property is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development in order to prevent the creation of double walls where an adequate wall, which would meet the intent of this condition, is already in existence. All perimeter walls shall meet the structural requirements of the City of Lancaster as specified by the Director of Public Works Standard Plan No. PW-10, or as specified by the Director of Public Works (modification of Standard Condition No. 46).

STREETS

3. Per direction of the Director of Public Works, improve and offer for dedication:

- Avenue J at 70 feet of an ultimate 100-foot right-of-way
- Palo Verde Street at a 64-foot right-of-way
- "A" Street at 42 feet of an ultimate 60-foot right-of-way
- "B" Street at a 58-foot right-of-way
- "C" Street at a 60-foot right-of-way
- "D" Street at a 60-foot right-of-way
- "E" Street at a 60-foot right-of-way
- "F" Street at a 60-foot right-of-way
- Newgrove Street at 44 feet of an ultimate 64-foot right-of-way

Improvements include pavement, curb, gutter, sidewalk, street lights, undergrounding of utilities, etc. Please note that the applicant is to reconstruct the street to the centerline if existing pavement section does not meet the Department of Public Works street standards.

4. Per the direction of the Director of Public Works, a secondary access will be required to the nearest improved street when cumulative street length reaches 700 feet.

5. Per the direction of the Director of Public Works, provide a 30-foot-wide paved access on Newgrove Street from 40th Street West to the west property line of the subdivision.

6. Per the Director of Public Works, prior to occupancy, provide additional pavement for the installation of a left-turn lane on Avenue J into Palo Verde Street.

7. Per direction of the Director of Public Works, install a raised landscaped median with red stamped concrete in Avenue J.

8. Dedicate the right to restrict direct vehicular access to Avenue J and to Palo Verde Street (east side of Lot 24).

DRAINAGE

9. The subdivision must comply with the National Pollution Discharge Elimination System (NPDES) requirements.

10. Mitigate on-site nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works (modification of Standard Condition No. 37).

WATER AND SEWER

11. Prior to issuance of building or grading permit, the project proponent shall contact the City Building Official regarding the requirements for the purchase of water credits from the City of Lancaster.

LANDSCAPING

12. Prior to occupancy, provide a landscape easement and maintenance district along Avenue J in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval of the Department of Public Works. The construction materials, color, and design of the masonry wall abutting the landscape maintenance district shall match as close as possible the height, color, and texture of the abutting wall to the west of the site subject to approval of the Director of Community Development. The irrigation and plant materials shall be installed and completed to the satisfaction of the Director of Public Works Department prior to occupancy of any residence within the development. In addition, add a one- to two-course-high block wall along the back of the sidewalk to protect the landscaping and irrigation, and to prevent irrigation/dirt runoff.

13. Annexation into the Landscape Maintenance District is required.

14. Where landscaping is required or is to be installed by the developer within the front and/or street side yard setback areas, a landscape and irrigation plan shall be submitted for review and approval by City staff. Said landscaping and irrigation system shall conform to the requirements of Ordinance No. 629.

15. The project shall abide by the Ordinance No. 821, requirements for residential landscape installation and maintenance.

OTHER CONDITIONS

16. The applicant shall comply with all requirements of the Urban Structure Program as outlined in the General Plan and adopted by the City Council.

17. Prior to recordation of the final map, the property shall be annexed into the Lancaster Lighting Maintenance District.

18. The 6-foot-high perimeter block wall shall drop down to 4 feet in the front yard setbacks of Lots 5, 18, and 24 across the street right-of-way, and shall drop down to 4 feet at the street right-of-way for Lots 19, 23, and 33.

19. Per the direction of the Director of Public Works, install a temporary wall in the street right-of-way of "D" Street (both ends) and "F" Street. The temporary wall shall be completely separated from the permanent perimeter masonry walls, including the footings; to prevent accidents, the gap between the two walls shall not exceed 4 inches.

20. Prior to or concurrently with the approval of the final map, the subdivider shall provide the documentation to the Director of Public Works showing that the easements identified as Schedule B Nos. A-F of the preliminary title report prepared by Lawyers Title dated September 11, 2003 have been abandoned by the easement holders and that there are no restrictions that would prevent the development of the subdivisions.

RESOLUTION NO. 91-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF LANCASTER, CALIFORNIA, ADOPTING CERTAIN
STANDARDIZED CONDITIONS OF APPROVAL FOR TENTATIVE
TRACT MAPS

WHEREAS, the Community Development staff presented to the Planning Commission a list of forty-seven (47) conditions which are applied to Tentative Tract Maps when they are approved by said Commission; and

WHEREAS, the staff explained to the Commission that since these are standard conditions for almost all parcel maps, it might be more appropriate to adopt them by resolution for reference purposes as it would save staff time in preparing the reports and Commission time in hearing said reports; and

WHEREAS, it was further explained by staff that adoption of these standard conditions and incorporating by reference would be a more efficient and consistent approach to applying said conditions to the parcel maps approved by the Commission; and

WHEREAS, after discussion, it was the consensus of the Commission that it would be in the best interest of all concerned that the above-mentioned conditions of approval be adopted by resolution and referred to by resolution number for all Tentative Tract Maps;

NOW, THEREFORE THE LANCASTER PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

The Planning Commission hereby establishes the following conditions of approval as standard conditions to be used by reference in conjunction with all Tentative Tract Map approvals.

GENERAL/ADVISORY

1. The approval of this tentative map shall expire 24 months from the date of conditional approval. The subdivider may file for an extension of the conditionally approved map prior to the date of expiration for a period of time not to exceed one year. If such extension is requested, it must be filed no later than 60 days prior to expiration.
2. The applicant shall be responsible for notifying the Department of Community Development in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within 30 days of said change.
3. If the map is to be recorded in phases, the subdivider shall submit a phasing plan to the Department of Community Development for approval thirty (30) days prior to filing the final map of the first phase.
4. The subdivider shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City concerning this subdivision, which action is brought within the time period provided for in Section 66499.37. of the Subdivision Map Act. The City shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the subdivider or fails to cooperate fully in the defense.

5. Comply with all requirements of the Zoning Ordinance and of the specific zoning of the subject property.
6. All necessary permits shall be obtained from the Building and Safety Division of the Public Works Department prior to any construction, remodeling or replacement of buildings or other structures.
7. An encroachment permit shall be obtained from the Department of Public Works prior to doing any work within the public right-of-way.
8. All construction and/or installation of improvements shall be undertaken to the specifications of the City of Lancaster Municipal Code.
9. All offers of dedication shall be noted by certificate on the face of the final map.
10. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements until after the final map or Grant of Waiver/Certificate of Compliance is filed with the County Recorder unless such easements are subordinated to the proposed grant or dedication. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
11. Provide letter(s) of slope easement(s) as directed by the Director of Public Works.
12. The subdivider, by agreement with the Director of Public Works, may guarantee installation of improvements as determined by the Director of Public Works through faithful performance bonds, letters of credit or any other acceptable means.
13. For residential subdivisions, the subdivider shall be required to install distribution lines and individual service lines for community antenna television service (CATV) for all new development.
14. Submit a soils report on the properties of soils as detailed in Chapter 29 of the Uniform Building Code and as required by City's Building and Safety Department and Engineering Department on all building sites in the proposed subdivision.
15. The applicant is advised that details shown on the tentative map are not necessarily approved. Any details which are inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved.
16. The applicant is hereby advised that this project is subject to fees at the time of building permit issuance, including, but not limited to, the following as applicable: 1) L.A. Co. Residential Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Installation or Upgrade of Traffic Signals Fee; 4) Planned Local Drainage Facilities Fee; 5) Dwelling Unit Fee; and 6) Traffic Roadway Fee.
17. The applicant is advised model homes will only be open for inspection by the public after adequate off-street parking is provided, or after the adjoining street improvements have been completed.
18. The applicant is hereby advised that the use of any signs, strings of pennants, banners, or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior approval from the Department of Community Development.

STREETS

19. Where applicable, pay fees for signing and striping of streets as determined by the City Traffic Engineer.
20. Place above ground utilities including, but not limited to, fire hydrants, junction boxes and street lights outside sidewalk on local and collector streets.
21. Construct local and collector streets in urban residential areas to alternate section specifications.
22. If determined necessary by the Director of Public Works, testing of the existing pavement section is to be performed prior to submitting street plans for plan checking. The minimum allowable structural section will be per the City requirement or the soil test recommendation whichever is greater based on the City's Traffic Index for the street. Removal and reconstruction to the street centerline may be necessary to meet the required structural section.
23. Street lights are required per adopted City ordinance or policy.
24. Street grades shall meet the specifications of the Department of Public Works.
25. Design local residential subdivision streets, to City standards, to have a minimum design speed of 35 mph for a 64 foot right-of-way, 30 mph design speed for a 60 foot right-of-way and 25 mph design speed for 58 foot or less right-of-way.
26. Design local residential streets to have a minimum curve length of 100 feet. The length of the curve outside of the BCR is used to satisfy the 100 foot minimum length requirement. A minimum 50 foot tangent is required between two curves. No residential street shall have a centerline radius less than 200 feet. The minimum centerline radius on a residential street with an intersecting residential street on the concave side should comply with minimum design speed sight distances per the current City guidelines.
27. Local street(s) shall be aligned such that the central angles of the right-of-way radius returns do not differ by more than 10 degrees.
28. Align the centerlines of all local streets without creating jogs of less than 150 feet when intersecting a street with a 64 foot right-of-way or less, except that a 1-foot jog may be used where a street changes width from standard 60 foot to standard 58 foot right-of-way.
29. Provide at least 40 feet of frontage at the property line and approximately radial lot lines for all lots **fronting** on the cul-de-sacs or knuckles.
30. In **residential** subdivision, mailboxes and posts shall be installed per City standards. Secure **approval of U.S. Postal Service** prior to installation.
31. Per direction of the Director of Public Works, comply with City Municipal Code, Article X, Chapter 2 entitled Installation/Relocation For New/Expanded Development of Overhead Utilities (Ordinance No. 361).
32. Pursuant to Section 65089.6 of the Government Code, the project will be subject to the Congestion Management Plan (CMP) mitigation requirements, including mitigation fees.

DRAINAGE

33. Portions of the property are subject to sheet overflow and ponding.
34. Provide for contributory drainage from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
35. A hydrology study shall be submitted and approved prior to the filing of the final map. The hydrology study shall verify, among other things, that the proposed streets and existing downstream streets are able to carry, top of curb to top of curb, the anticipated flow through the subdivision, and/or that potential drainage problems will be mitigated through the installation of drainage structures such as culverts, storm drains, or other improvements.
36. Place note of flood hazard on the final map and dedicate right to restrict buildings or structures in flood hazard area if applicable.
37. Mitigate onsite nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works. Basins are to be granted to the City of Lancaster in fee simple title. Basins are to be designed to City standards.
38. Box culverts or other structures acceptable to the Director of Public Works are required at all intersections with major or secondary highways, to eliminate nuisance water from crossing the street above ground. (No cross gutters allowed).
39. All drainage facilities are to be constructed and approved prior to occupancy of any dwelling within the project per the Director of Public Works. If the project is phased, all drainage facilities required for each phase will be constructed and approved prior to occupancy of any dwelling within that phase.
40. Prior to recordation of the final map, the property shall be annexed into the Lancaster Drainage Maintenance District.

WATER AND SEWER

41. All lots shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the land division. Domestic flows required are to be determined by the Director of Public Works. Fire flows required are to be determined by the Fire Chief.
42. There shall also be filed with this subdivision a statement from the water purveyor indicating that water service shall be provided to each lot and that the proposed water mains and any other required facilities will be operated by the purveyor and that under normal operating conditions the system will meet requirements for the land division.
43. Approval of this land division is contingent upon the installation and dedication of local main line sewers and separate house laterals to serve each dwelling unit and/or lot of the land division.

LANDSCAPING

44. Street trees are required; however this requirement may be waived where sufficient trees have been placed within an abutting landscaped setback. Contact City of Lancaster Department of Parks, Recreation and Arts for street tree location, species and approved method of installation and irrigation.
45. Developer shall install a landscaping and irrigation system in the 6.5 foot right-of-way strip between the front yard and rear lot line where alternate street section is used.

WALLS AND FENCES

46. Prior to occupancy, construct a masonry wall along the periphery of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 452.13. of the Zoning Ordinance. If the project is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development in order to prevent the creation of double walls where an adequate wall which would meet the intent of this condition is already in existence, or where there will be continuous work in progress on adjacent phases. All walls required by this condition shall be a minimum Los Angeles County Standard D-65 wall or as specified by the Director of Public Works.
47. Where wooden fencing is used on lot lines within the interior of the subdivision, such fencing materials and construction shall comply with the following standards as verified by the Department of Public Works:
 - a. Posts. Posts shall be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative. Painted or galvanized metal posts may also be used.
 - b. Horizontal members. Horizontal members shall be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative. Painted or galvanized metal components may also be used.
 - c. Vertical members. Vertical members may be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative.
 - d. Fasteners. Nails, bolts, or other fasteners used in the construction of the fence shall be galvanized or of nonrusting metal.
 - e. Sealant. Once constructed the fence(s) shall be treated with a sealant (linseed oil, oil-based stain, paint, etc.).

PASSED, APPROVED and ADOPTED this 22nd day of August 1991,
by the following vote:

AYES: Commissioners Cox, Smith, Keortge, Vice-Chairman Nash,
Chairwoman Gates


NOES:

ABSTAIN:

ABSENT:


TARA GATES, Chairwoman
Lancaster Planning Commission

ATTEST:


BRIAN N. HAWLEY, Secretary
City of Lancaster

510-6264020
agency

Negative Declaration

City of Lancaster

Certification Date: March 15, 2004Applicant: JP Eliopoulos EnterprisesType of Permit: Tentative Tract MapFile Name or Number: Tentative Tract Map No. 060336

Location of the Project: 10± gross acres located at the northwest corner of W. Avenue J and future 36th Street West

Description of the Project: Subdivision for 35 single family lots in the R-7,000 Zone

It is the opinion of the X Planning Commission
 City Council
 Director

upon review that the project will not have a significant effect upon the environment.

Mitigation measures are required
 X are not required

Silvia R. Donovan
Silvia R. Donovan
Associate Planner

Date of Public Notice: February 22, 2004

 X Legal Advertisement
 X Posting of properties
 X Written notice

605-6.7
Revised 7-2-90

CITY OF LANCASTER
INITIAL STUDY

1. Project title and File Number: Tentative Tract Map No. 060336
2. Lead agency name and address: City of Lancaster
Department of Community Development
44933 Fern Avenue
Lancaster, California 93534
3. Contact person and phone number: Silvia R. Donovan
(661) 723-6100
4. Applicant: J.P. Eliopulos Enterprises

Location: 10± gross acres at the northwest corner of Avenue J and future 36th Street West
5. Project proponent's name and address: J.P. Eliopulos Enterprises
Post Office Box 5237
Lancaster, California 93539
6. General Plan designation: UR (Urban Residential, 2.1–6.5 dwelling units per acre)
7. Zoning: R-7,000 (Single family residential, minimum lot size of 7,000 square feet)
8. Description of project: Subdivision for 35 single family lots in the R-7,000 Zone
9. Surrounding land uses and setting: The subject property is undeveloped and has been previously graded. The site has no evidence of agricultural production. The General Plan designation, zoning, and land use of the surrounding properties are as follows: the property to the north, east, and west are designated as UR (Urban Residential), and are zoned R-7,000; the property to the south is designated UR, zoned R-10,000, and is developed with single family residential.

The site is identified in the LMEA as having a low shrink-swell potential (LMEA Figure 2.0-5), and is in an area not known to contain sinkholes or fissures (LMEA Figure 2.0-6). The site is rated as fair to very poor for use as farmland and exhibits a moderate risk for soil erosion (USSCS maps). The site contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to severe intensity shaking in an earthquake (LMEA Figure 2.0-8). The site is not known to be subject to liquefaction or other identified secondary seismic hazards (LMEA p. 2.0-33). Any significant mineral resources on or under the site are considered presently unproven (LMEA p. 2.0-39). The site is identified as desert scrub by the Lancaster General Plan (LGP) and does not contain significant species or habitat (LMEA Figure 3.0-1). The subdivision would have access from Avenue J via Palo Verde Street through Pondera Street through TTM 54285 west of the site, and also to the west from future Newgrove Street. The site is not in proximity to an airport and is not within an aircraft overflight area that creates an aircraft hazard or generates significant amounts of noise (LMEA p. 6.0-46 to 62 and 8.0-25 to 30). The site is within one and a half miles of Los Angeles County Fire Station No. 130 (LMEA Figure 9.1-1) and within the service area of the Los Angeles County Sheriff's Station (LMEA Section 9.2). The site does not contain

hazardous materials and is not in proximity to handlers of hazardous materials (LMEA p. 9.1-25 to 27). The site is within the Lancaster Union School District and the Antelope Valley Union High School District (LMEA Section 9.3). Water service to the site would be the responsibility of Los Angeles County Waterworks District No. 40 (LACWD) once annexation to the District occurs (LMEA Figure 10.1-3), and sewer service would be the responsibility of Los Angeles County Sanitation District (LACSD) No. 14 (LMEA Section 10.2). Both of these agencies have facilities in the area to service existing development. The site is located within Flood Zone B as defined on the Flood Insurance Rate Map (FIRM). Phase I and Phase II Cultural Resource Studies (CRS) were conducted BY RT Factfinders on the site during August 2003. As a result of the study, no major cultural resources were located, however a Cultural Resource Study is required for any off site locations which will be disturbed as a result of staging, soil deposits, turn arounds, etc.


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION - On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared:
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Silvia R. Donovan

February 18, 2004
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|---------------------------------------|--------------|
| I. <u>AESTHETICS</u> -- Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |
| II. <u>AGRICULTURE RESOURCES</u> : In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | | | | X |
| III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable Air Quality Plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
| e) Create objectionable odors affecting a substantial number of people? | | | X | |
| IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |
| V. <u>CULTURAL RESOURCES</u> -- Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |
| VI. <u>GEOLOGY AND SOILS</u> -- Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water? | | | | X |
| VII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| b) Create a significant hazard to the public or the environment through reasonably fore-seeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|---------------------------------------|--------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | X | |
| VIII. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site? | | | X | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|---------------------------------------|--------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? | | | X | |
| f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map? | | | | X |
| g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| i) Inundation by seiche, tsunami, or mudflow? | | | | X |
| IX. <u>LAND USE AND PLANNING</u> -- Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? | | | | X |
| X. <u>MINERAL RESOURCES</u> -- Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|---------------------------------------|--------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | | | X | |
| XI. <u>NOISE</u> -- Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| XII. <u>POPULATION AND HOUSING</u> -- Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| XIII. <u>PUBLIC SERVICES</u> | | | | |
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | | | X | |
| Police protection? | | | X | |
| Schools? | | | X | |
| Parks? | | | X | |
| Other public facilities? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| XIV. <u>RECREATION</u> -- | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
| XV. <u>TRANSPORTATION / TRAFFIC</u> -- Would the project: | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Result in inadequate parking capacity? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |
| XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed? | | | X | |
| e) Have a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | X | |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|--------------|
| XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> - | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | X |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | X | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X |

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a. Development of the site will eliminate the current open appearance of the property and eliminate current views across it. All impacts are expected to be less than significant because the site is not adjacent to an identified scenic area as listed by the General Plan (LMEA Figure 12.0-1). The development of the project would block views to the same extent as would typical single family residences.

b. The site contains no existing scenic resources or historic buildings.

c. Development of the site as proposed would change the visual character of the site in that it would result in the development of vacant land with single family residential uses similar to what exists

south of the site. The site is identified by the General Plan as urban residential consisting of desert scrub. Therefore, impacts to the visual character of the site would be less than significant.

d. The light generated from the project in the form of street lights, residential lighting, and motor vehicles would be similar in character and intensity to residential property south of the site; however since no development exists at the site, impacts would be less than significant.

II. There is no evidence that the site was used for agricultural production at some time in the past. The site is not identified as Prime or Unique farmland, contains no Williamson Act contract, and is not located in proximity to any existing agricultural operation. Therefore, the project will not have an impact on agricultural resources.

III. a. Development proposed under the City's General Plan will not create air emissions that exceed the Air Quality Management Plan (GPEIR p. 5.6-1 to 2). Therefore, the project itself will not conflict with or obstruct implementation of the Air Quality Management Plan.

b. The project will generate approximately 350 additional vehicle trips in the area on a periodic basis, which will generate pollutants. However, the amount of traffic generated by the project is not sufficient to create or contribute considerably to violations of air quality standards on either a localized or regional basis (GPEIR p. 5.6-6 to 9). The project contains no significant stationary sources that would contribute to air quality violations. Emissions created during construction will not be significant because they are temporary in nature and quickly dispersed. Creation of fugitive dust will be minimized as noted under Item VI.b.

c. The project would, in conjunction with other development as allowed by the General Plan, result in a cumulative net increase of pollutants. However, the project's contribution is considered as de minimus because of its small scale.

d. The site is less than one mile from the nearest sensitive receptor (Lancaster High School) (LMEA p. 7.0-13 to 16 and Figure 7.0-2) and, therefore, could have an effect on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away and rapidly disperse them.

e. The project could create odors on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away from residential areas south of the project site and rapidly disperse them.

IV. a. The site and surrounding area do not contain any candidate, sensitive, or special status species (LMEA Section 3.0).

b. The site contains no identified watercourse riparian habitat (LMEA Section 3.0).

c. There are no identified wetlands or watercourse on the site that fall under the provisions of Section 404 of the Clean Water Act (review of USGS site map).

- d. The site is not identified as a migratory wildlife corridor or nursery area (LMEA Section 3.0).
- e. The site is not within an area or designated as prime desert woodland (LMEA Section 3.0); therefore, there are no City-imposed preservation requirements.
- f. There are no federal, state, or local habitat conservation plans applicable to the site (LMEA Section 3.0).

V. a&b. Phase I and Phase II Cultural Resource Studies, conducted by RT Factfinders in August 2003, recommended that the two sites be evaluated for significance in accordance with criteria specified in Appendix K of CEQA. The Phase II study determined the sites found to be "not significant" and no further work is recommended on either of the sites.

However, since the study only includes the property as specified, any staging areas, turn-arounds, or soil deposition located on areas which will be disturbed and not covered under the Phase I Study for the site would require a Phase I Study, and any necessary mitigation measures as required prior to issuance of the grading permits.

If archaeological remains are unearthed during grading, a qualified archaeologist should be called in to evaluate the discovery and, if necessary, implement appropriate mitigation program.

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7) or subject to liquefaction (LMEA p. 2.0-33 to 34). The site is within Seismic Zone I and is, therefore, subject to severe seismic shaking; however, the project will be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to less than significant. The site is generally level and is not subject to landslides.

b. The site is rated as having a moderate risk for soil erosion (USSCS maps) when cultivated or cleaned of vegetation. However, there remains a potential for water and wind erosion during construction. The project will be required, under the provisions of Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Water erosion controls must be provided as part of the project grading plan to be reviewed and approved by the City's Engineering Division. These provisions, which are a part of the project, will reduce any impacts to less than significant.

c. The site is not known to be within an area subject to fissuring, sinkholes, or liquefaction (LMEA Section 2.0).

d. The soil on the site is characterized by a low shrink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5). A soils report on the properties of soils within the subdivision shall be submitted to the City by the project developer prior to grading of the property, and recommendations of the report shall be incorporated into development of the property. Therefore, any impact would be less than significant.

e. Sewer is available within the area and can be extended to serve the site. The services of the Los Angeles County Sanitation District No. 14 and will be utilized by the project (ref. Item XVI.b and

see LACSD letter in the file). The use of septic tanks or other alternative waste water disposal systems will not be incorporated into the development.

VII. a&b. There are no hazardous waste transportation routes within the vicinity of the project (LMEA p. 9.1-20 through 9.1-22).

c-f. The development would consist of 35 single family residences and does not include commercial or industrial operations. Typical on-site project use would consist of typical household cleaners, fertilizers, and possibly small amounts of pesticides within the landscape areas or around buildings. These materials and their use would be similar to that of the residential area immediately to the north, east, south, and west. The site itself is not on a list of hazardous material sites or in proximity to major users of hazardous materials or main transportation routes (LMEA p. 9.1-17 to 29). The site is more than five miles from the nearest airport, Air Force Plant 42 (Figure 6.0-8).

g. The project would not impair or physically block any identified evacuation routes (LMEA Figure 9.1-3).

h. The site could be subject to localized brush fires because adjacent land to the northwest is primarily undeveloped. However, the site is within the urban service range of Los Angeles County Fire Station No. 130, which would be able to provide rapid response in the event of a fire. Impacts are, therefore, less than significant.

VIII. a. The site is not in proximity to an open body of water or watercourse and is not in an aquifer recharge area (LMEA p. 10.1-5 to 7); therefore, there will be no discharge into a water body or the aquifer as a result of surface runoff from the project. The project will be connected to the public sewer system.

b. Los Angeles County Waterworks District No. 40 letter dated November 26, 2003, indicates that the property is not within the District; but water can be provided as a result of the annexation process. Los Angeles County Waterworks District No. 40 has not indicated any problems in providing water service to the project (see LACWD letter in the case file). The project is not of a size or scale that would result in a significant increase in the use of groundwater supplies, therefore, impacts to groundwater resources would be less than significant.

c.&d. Development of the site will increase the amount of surface runoff as a result of impervious surfaces (building and pavement) being constructed. The project would be designed, on the basis of a hydrology study, to accept current flows entering the property and handle the additional incremental runoff from the developed site; therefore, impacts from drainage and runoff will be less than significant.

e. The development of the site will result in an incremental increase in storm water runoff. The City Engineer has indicated that the design of the project will utilize the proposed public streets as the primary means of transporting runoff, and will be designed through a hydrology study to accommodate the expected flows, therefore, impacts from runoff would be less than significant.

f.&g. The site is not within or in proximity to a 100-year flood zone as identified on the FIRM.

- h. The project does not contain and is not downstream from a dam or levee.
- i. The site is not located in an area subject to mudflows.

IX. a. The project would not block a public street, trail, or other access or result in a physical barrier that would divide the community.

b. The project would not conflict with the City's General Plan and must be in conformance with the Lancaster Municipal Code. As noted previously, the project will be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.).

c. As noted under Item IV.f., the site does not contain significant natural habitat and is not subject to a conservation plan (LMEA Section 3.0).

X. a&b. The site does not contain any known current mining or recovery operations for mineral resources and is considered unproven to contain commercially-significant amounts of such resources (LMEA p. 2.0-39).

XI. a. The City's General Plan (Table III-1) establishes an outdoor maximum CNEL of 65 dBA for residential areas. The primary source of noise on the site would be from vehicle traffic on Avenue J. The current noise level from streets in the vicinity of the site is less than 60 dBA (LMEA Table 8.0-9). This noise level is consistent with the standards of the General Plan, and potential impacts from additional traffic from project development would be considered less than significant.

b. The project will not contain groundmounted industrial-type machinery or uses capable of generating groundborne vibrations or noise.

c. Permanent increases in area levels will occur once the residential project is completed and occupied. These noise levels will be generated by normal activities that occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under XI.a.). Although the traffic generated by the project will contribute to an increase in noise levels in the area, this impact is consistent with the GPEIR and the project's contribution is considered to be de minimus because the current and future projected noise levels would remain essentially unchanged with or without the project.

d. There will be a temporary increase in noise levels in the area during construction of the project. This noise will be generated by construction vehicles and equipment. Construction activities of the project are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of construction work to between sunrise and 8:00 p.m. Monday through Saturday. Effects are not considered significant because they are temporary and construction times limited to daylight hours.

e.&f. The site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (also see Item VII a.-f.).

XII. a. The project will generate additional population growth in the immediate area because 35 new single family dwelling units will be constructed. This additional increase will contribute, on an incremental basis, to a significant cumulative increase in the population of the City over the projected 20-year period of the General Plan. The project site is within the urban core of the City and within the

service area of both the Los Angeles County Sheriff's Department and the Los Angeles County Fire Station No. 130. Therefore, the project will not result in a need for additional facilities to provide these services and impacts from increased population growth would be less than significant.

b & c. Development of the project will not displace existing housing or people because the site is currently vacant.

XIII. The project would incrementally increase the need for fire and police services; however, the site is within the current service area of both these agencies, and the additional time and cost to service the site is minimal. The project will not induce substantial population growth (see Item XII) and, therefore, will not substantially increase demand on parks or other public facilities.

Development of the project will result in an incremental increase in population (see item XII), which will result in an increase in the number of students in both the Antelope Valley Union High School District and the Lancaster School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, the Initial Study determines by statute that the fees required of the developer are adequate to mitigate any identified impacts to a level of insignificance.

XIV. a.&b. The project will generate additional population growth and will contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees for future parks which would reduce potential impacts on park and recreational facilities to a level of insignificance. At this time, this project will not cause additional facilities to be constructed.

XV. a. The proposed project could generate 350 daily vehicle trips when developed based on the ITE Trip Generation Manual. The City Traffic Engineering Consultant has indicated that the project traffic will not adversely affect traffic flow on any of the adjoining public streets, and that improvements to be provided as part of the project would ensure necessary, adequate circulation and safety levels for both project-related traffic and long-term cumulative increases. Such improvements as a condition of project approval and construction would render potential impacts to a less than significant level.

b. There are no such roads designated as congestion management roadways in the vicinity of the project.

c. The project will not affect air traffic patterns (see Item VII.c.-f.).

d. Avenue J and the interior streets within the subdivision will be improved to City standards adjacent to the site as part of the project. No hazardous conditions would be created by these improvements.

e. The project will have access from Avenue J via Palo Verde through Pondera Street. Additional access to the west would be obtained from Newgrove Street, which will be provided in accordance with the requirements of the Los Angeles County Fire Department.

f. The project will be required to provide for adequate off-street parking for each dwelling unit in the subdivision per the provisions of the Lancaster Municipal Code.

g. The project includes the improvement from Avenue J via Palo Verde through Pondera Street and internal streets within the tract to City standards, which provides sufficient right-of-way. Pedestrian access from these streets will be provided as part of the project. The project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (LGP p. V-20 to 25).

XVI. a. The project will connect to the local sewer system, and the project sewage will be treated by the Los Angeles County Sanitation District's treatment facilities once the property has been annexed to the District, which has indicated no problem in serving the project (see LACSD letter in the case file). Therefore, no significant impacts are anticipated.

b. Sewer exists in the vicinity of the site capable of serving the project. Wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant and no expansion of the treatment facility is needed to accommodate this project (see LACSD letter in the case file). Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in the case file).

c. The project will not result in the construction of a new storm drain facility or the expansion of existing facilities(ref. Item VIII.c. & d).

d.&e. The Los Angeles County Waterworks District No. 40 has not indicated any problems supplying water once the project is annexed into the water district. There are water supplies available to serve the project from existing resources and the wastewater treatment supplier has indicated that there is adequate capacity to serve the projects projected demands (see LACWD letter in the case file, and ref. Item XVI.b).

f. The project will generate additional solid waste, which will contribute to an overall cumulative impact on the landfill serving the site (GPEIR P; 5.9.4-3 to 9), although this project's individual contribution is considered as de minimis. Long-term expansion of the landfill would adequately mitigate these cumulative impacts (GPEIR p. 5.9.4-9). Individual residential units within the project will be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB939 (ref. LMEA Section 10.4).

g. The project would be required to comply with federal, state, and local statutes and regulations related to solid waste (ref. XV (f)).

XVII. a. This project does not have the potential to degrade the quality of the environment (ref. Items I, III, IV, V, VII, XI, XVI).

b. The project's contributions to identify significant cumulative effects are all de minimus (ref. Items III, XI, XV).

c. The project will not cause substantial adverse effects on human beings, either directly or indirectly (ref. Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI).

List of Referenced Documents and Available Locations*:

| | | |
|------------|--|----|
| CRS: | Cultural Resource Study, RC Factfinders, August 2003 and Management Report in environmental portion of the file | CD |
| FIRM: | Flood Insurance Rate Map | PW |
| GPEIR: | Lancaster General Plan Environmental Impact Report | CD |
| LACSD: | Los Angeles County Sanitation District Letter, November 2003 | CD |
| LACWD: | L.A. County Waterworks District No. 40 Letter, November 2003 | CD |
| LGP: | Lancaster General Plan | CD |
| LMC: | Lancaster Municipal Code | CD |
| LMEA: | Lancaster Master Environmental Assessment | CD |
| UBC: | Uniform Building Code | PW |
| USGS Map: | United States Geological Survey Map | CD |
| USSCS Map: | United States Soil Conservation Service Map | CD |

* CD: Department of Community Development

PW: Department of Public Works
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534

RESOLUTION NO. 04-10

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LANCASTER, CALIFORNIA, APPROVING
TENTATIVE TRACT MAP NO. 060336

WHEREAS, a tentative subdivision map has been filed by J.P. Eliopulos Enterprises for the division of 10± gross acres of land into 35 lots located at the northwest corner of Avenue J and future 36th Street West, as shown on the attached site map, and

WHEREAS, staff has conducted necessary investigations to assure the proposed division of land would be consistent with the purposes of the City's Subdivision Ordinance, the State Subdivision Map Act, and the regulations of the R-7,000 Zone; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this tentative map subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on March 15, 2004.

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Negative Declaration prepared for the proposed division of land in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, based on the Initial Study prepared for the project, this Commission hereby finds that the proposal will have a de minimis impact on wildlife resources as defined in Section 711.2 of the Fish and Game Code of the State of California and hereby authorizes staff to file a Certificate of Fee Exemption pursuant to Section 753.5, Title 14, California Code of Regulations; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Negative Declaration prepared for the proposed division of land in compliance with the California Environmental Quality Act and the State Guidelines of the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this map:

1. The proposed design and improvement of the 35-lot subdivision are consistent with the General Plan land use designation of UR (Urban Residential; 2.1 to 6.5 dwelling units per acre) for the subject property.
2. The site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.
3. The design and improvement of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is not within a sensitive habitat area and all potential impacts are insignificant or can be mitigated as noted in the environmental review section of the staff report.
4. The design and improvement of the subdivision are not likely to cause serious public health problems because adequate sewer and water systems will be provided to the project.
5. The design and improvement of the subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision because all such easements have been incorporated into the proposed public streets (or will be abandoned), based on staff review of a preliminary title report.
6. The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional 35 dwelling units could be provided, and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
7. The proposed subdivision provides, to the extent feasible, for the future passive or natural heating or cooling opportunities in the subdivision because the size and configuration of the parcels would allow for such systems, and

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed tentative subdivision map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves the Negative Declaration prepared for this project with the finding that the proposed tentative tract map will not have a significant effect on the environment.
2. This Commission hereby approves Tentative Tract Map No. 060336, subject to the conditions attached hereto and incorporated herein

PASSED, APPROVED and ADOPTED this 15th day of March, 2004, by the following vote:

AYES: Commissioners Andy, Baldus and Idleman, Vice Chairman Mann, and Chairman Smith

NOES: None

ABSTAIN: None

ABSENT: None

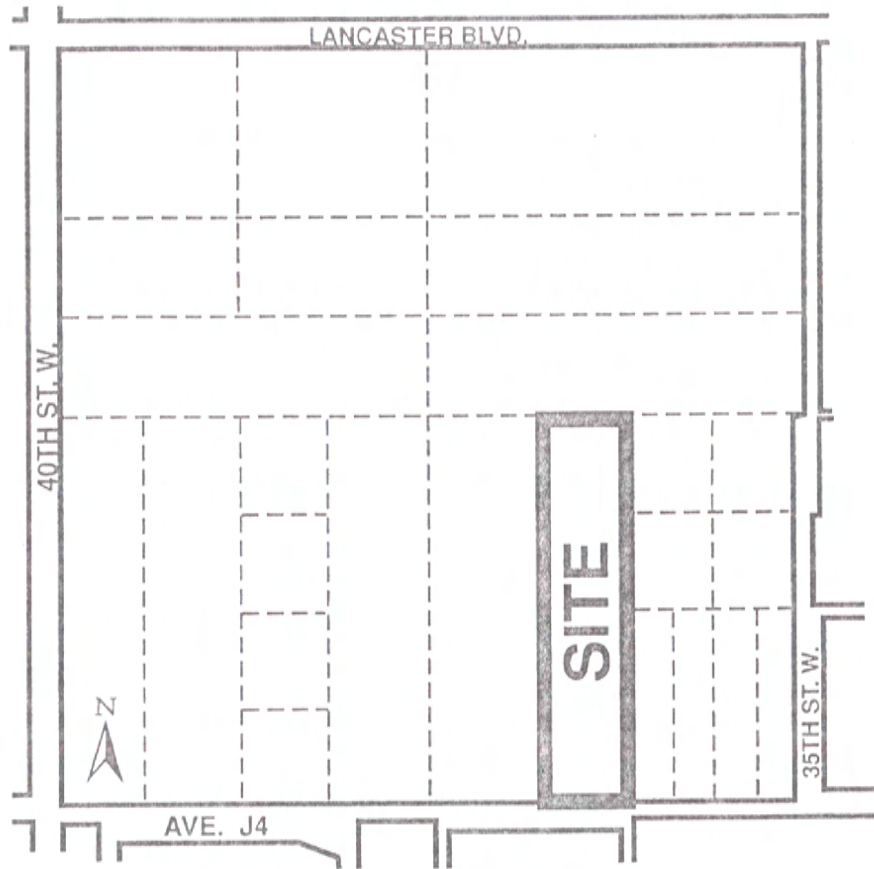


RONALD D. SMITH, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Director of Community Development
City of Lancaster



VICINITY MAP
TTM 060336

ATTACHMENT TO PC RESOLUTION NO. 04-10

TENTATIVE TRACT MAP NO. 060336 CONDITIONS LIST

GENERAL/ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 91-08 shall apply except Condition Nos. 46 (modified below) and 47 (deleted).

2. Prior to occupancy, construct a perimeter masonry wall along the west, east, north, and south property lines as indicated on the site plan in accordance with Section 17.28.030.C. of the Lancaster Municipal Code; color and design must be specifically approved by the Director of Community Development. If the property is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development in order to prevent the creation of double walls where an adequate wall, which would meet the intent of this condition, is already in existence. All perimeter walls shall meet the structural requirements of the City of Lancaster as specified by the Director of Public Works Standard Plan No. PW-10, or as specified by the Director of Public Works (modified Standard Condition No. 46).

STREETS

3. Per direction of the Director of Public Works, improve and offer for dedication:

- W. Avenue J at 70 feet of an ultimate 100-foot right-of-way
- Pondera Street at a 60-foot right-of-way
- Imperial Street at a 60-foot right-of-way
- "A" Street at a 60-foot right-of-way
- "B" Street at a 60-foot right-of-way
- "C" Street at a 60-foot right-of-way
- "D" Street at a 60-foot right-of-way

Improvements include pavement, curb, gutter, sidewalk, street lights, undergrounding of utilities, etc. Please note that the applicant is responsible for installing overlay on the existing pavement, or to reconstruct the street to the centerline if existing pavement section does not meet the Department of Public Works street standards.

4. Per the direction of the Director of Public Works, a secondary access will be required to the nearest improved street when residential development reaches 700 feet.

5. Per the direction of the Director of Public Works, provide a 30-foot-wide paved access from Street "B" and on Newgrove Street west to 40th Street West from the west property line of the subdivision.

6. Per the direction of the Department of Public Works, fully improve Palo Verde at a 64-foot right-of-way and provide a 30-foot-wide access on Pondera Street to the entrance of the subdivision, if not provided by Tentative Tract Map No. 54285 prior to construction of this tract.

7. Dedicate the right to restrict direct vehicular access to Avenue J.

8. Per direction of the Director of Public Works, install a raised landscaped median with red stamped concrete in Avenue J.

9. Temporary curbs shall be placed in the right-of-way of "B" Street and "D" Street along the eastern boundary of the subdivision.

DRAINAGE

10. The subdivision must comply with the National Pollution Discharge Elimination System (NPDES) requirements.

WATER AND SEWER

11. Prior to issuance of building or grading permit, the project proponent shall contact the City Building Official regarding the requirements for the purchase of water credits from the City of Lancaster.

LANDSCAPING

12. Prior to occupancy, provide a landscape easement and maintenance district along Avenue J in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval of the Department of Public Works. The construction materials, color, and design of the masonry wall abutting the landscape maintenance district shall match as close as possible the height, color, and texture of the abutting wall to the west of the site subject to approval of the Director of Community Development. The irrigation and plant materials shall be installed and completed to the satisfaction of the Director of Public Works Department prior to occupancy of any residence within the development. In addition, add a one- to two-course-high block wall along the back of the sidewalk to protect the landscaping and irrigation, and to prevent irrigation/dirt runoff.

13. Annexation into the Landscape Maintenance District is required.

14. Where landscaping is required or is to be installed by the developer within the front and/or street side yard setback areas, a landscape and irrigation plan shall be submitted for review and approval by City staff. Said landscaping and irrigation system shall conform to the requirements of Ordinance No. 629.

OTHER CONDITIONS

15. The applicant shall comply with all requirements of the Urban Structure Program as outlined in the General Plan and adopted by the City Council.

16. Prior to recordation of the final map, the property shall be annexed into the Lancaster Lighting Maintenance District.

17. Per the Director of Community Development, driveway locations on Lots 25 and 27 shall be restricted to the southern side of the lots, while driveway locations to Lots 26 and 28 shall be restricted to northern side of the lots, in order to preserve line-of-sight for vehicles accessing respective public streets.

RESOLUTION NO. 91-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF LANCASTER, CALIFORNIA, ADOPTING CERTAIN
STANDARDIZED CONDITIONS OF APPROVAL FOR TENTATIVE
TRACT MAPS

WHEREAS, the Community Development staff presented to the Planning Commission a list of forty-seven (47) conditions which are applied to Tentative Tract Maps when they are approved by said Commission; and

WHEREAS, the staff explained to the Commission that since these are standard conditions for almost all parcel maps, it might be more appropriate to adopt them by resolution for reference purposes as it would save staff time in preparing the reports and Commission time in hearing said reports; and

WHEREAS, it was further explained by staff that adoption of these standard conditions and incorporating by reference would be a more efficient and consistent approach to applying said conditions to the parcel maps approved by the Commission; and

WHEREAS, after discussion, it was the consensus of the Commission that it would be in the best interest of all concerned that the above-mentioned conditions of approval be adopted by resolution and referred to by resolution number for all Tentative Tract Maps;

NOW, THEREFORE THE LANCASTER PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

The Planning Commission hereby establishes the following conditions of approval as standard conditions to be used by reference in conjunction with all Tentative Tract Map approvals.

GENERAL/ADVISORY

1. The approval of this tentative map shall expire 24 months from the date of conditional approval. The subdivider may file for an extension of the conditionally approved map prior to the date of expiration for a period of time not to exceed one year. If such extension is requested, it must be filed no later than 60 days prior to expiration.
2. The applicant shall be responsible for notifying the Department of Community Development in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within 30 days of said change.
3. If the map is to be recorded in phases, the subdivider shall submit a phasing plan to the Department of Community Development for approval thirty (30) days prior to filing the final map of the first phase.
4. The subdivider shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City concerning this subdivision, which action is brought within the time period provided for in Section 66499.37. of the Subdivision Map Act. The City shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the subdivider or fails to cooperate fully in the defense.

5. Comply with all requirements of the Zoning Ordinance and of the specific zoning of the subject property.
6. All necessary permits shall be obtained from the Building and Safety Division of the Public Works Department prior to any construction, remodeling or replacement of buildings or other structures.
7. An encroachment permit shall be obtained from the Department of Public Works prior to doing any work within the public right-of-way.
8. All construction and/or installation of improvements shall be undertaken to the specifications of the City of Lancaster Municipal Code.
9. All offers of dedication shall be noted by certificate on the face of the final map.
10. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements until after the final map or Grant of Waiver/Certificate of Compliance is filed with the County Recorder unless such easements are subordinated to the proposed grant or dedication. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
11. Provide letter(s) of slope easement(s) as directed by the Director of Public Works.
12. The subdivider, by agreement with the Director of Public Works, may guarantee installation of improvements as determined by the Director of Public Works through faithful performance bonds, letters of credit or any other acceptable means.
13. For residential subdivisions, the subdivider shall be required to install distribution lines and individual service lines for community antenna television service (CATV) for all new development.
14. Submit a soils report on the properties of soils as detailed in Chapter 29 of the Uniform Building Code and as required by City's Building and Safety Department and Engineering Department on all building sites in the proposed subdivision.
15. The applicant is advised that details shown on the tentative map are not necessarily approved. Any details which are inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved.
16. The applicant is hereby advised that this project is subject to fees at the time of building permit issuance, including, but not limited to, the following as applicable: 1) L.A. Co. Residential Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Installation or Upgrade of Traffic Signals Fee; 4) Planned Local Drainage Facilities Fee; 5) Dwelling Unit Fee; and 6) Traffic Roadway Fee.
17. The applicant is advised model homes will only be open for inspection by the public after adequate off-street parking is provided, or after the adjoining street improvements have been completed.
18. The applicant is hereby advised that the use of any signs, strings of pennants, banners, or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior approval from the Department of Community Development.

STREETS

19. Where applicable, pay fees for signing and striping of streets as determined by the City Traffic Engineer.
20. Place above ground utilities including, but not limited to, fire hydrants, junction boxes and street lights outside sidewalk on local and collector streets.
21. Construct local and collector streets in urban residential areas to alternate section specifications.
22. If determined necessary by the Director of Public Works, testing of the existing pavement section is to be performed prior to submitting street plans for plan checking. The minimum allowable structural section will be per the City requirement or the soil test recommendation whichever is greater based on the City's Traffic Index for the street. Removal and reconstruction to the street centerline may be necessary to meet the required structural section.
23. Street lights are required per adopted City ordinance or policy.
24. Street grades shall meet the specifications of the Department of Public Works.
25. Design local residential subdivision streets, to City standards, to have a minimum design speed of 35 mph for a 64 foot right-of-way, 30 mph design speed for a 60 foot right-of-way and 25 mph design speed for 58 foot or less right-of-way.
26. Design local residential streets to have a minimum curve length of 100 feet. The length of the curve outside of the BCR is used to satisfy the 100 foot minimum length requirement. A minimum 50 foot tangent is required between two curves. No residential street shall have a centerline radius less than 200 feet. The minimum centerline radius on a residential street with an intersecting residential street on the concave side should comply with minimum design speed sight distances per the current City guidelines.
27. Local street(s) shall be aligned such that the central angles of the right-of-way radius returns do not differ by more than 10 degrees.
28. Align the centerlines of all local streets without creating jogs of less than 150 feet when intersecting a street with a 64 foot right-of-way or less, except that a 1-foot jog may be used where a street changes width from standard 60 foot to standard 58 foot right-of-way.
29. Provide at least 40 feet of frontage at the property line and approximately radial lot lines for all lots fronting on the cul-de-sacs or knuckles.
30. In residential subdivision, mailboxes and posts shall be installed per City standards. Secure approval of U.S. Postal Service prior to installation.
31. Per direction of the Director of Public Works, comply with City Municipal Code, Article X, Chapter 2 entitled Installation/Relocation For New/Expanded Development of Overhead Utilities (Ordinance No. 361).
32. Pursuant to Section 65089.6 of the Government Code, the project will be subject to the Congestion Management Plan (CMP) mitigation requirements, including mitigation fees.

DRAINAGE

33. Portions of the property are subject to sheet overflow and ponding.
34. Provide for contributory drainage from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
35. A hydrology study shall be submitted and approved prior to the filing of the final map. The hydrology study shall verify, among other things, that the proposed streets and existing downstream streets are able to carry, top of curb to top of curb, the anticipated flow through the subdivision, and/or that potential drainage problems will be mitigated through the installation of drainage structures such as culverts, storm drains, or other improvements.
36. Place note of flood hazard on the final map and dedicate right to restrict buildings or structures in flood hazard area if applicable.
37. Mitigate onsite nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works. Basins are to be granted to the City of Lancaster in fee simple title. Basins are to be designed to City standards.
38. Box culverts or other structures acceptable to the Director of Public Works are required at all intersections with major or secondary highways, to eliminate nuisance water from crossing the street above ground. (No cross gutters allowed).
39. All drainage facilities are to be constructed and approved prior to occupancy of any dwelling within the project per the Director of Public Works. If the project is phased, all drainage facilities required for each phase will be constructed and approved prior to occupancy of any dwelling within that phase.
40. Prior to recordation of the final map, the property shall be annexed into the Lancaster Drainage Maintenance District.

WATER AND SEWER

41. All lots shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the land division. Domestic flows required are to be determined by the Director of Public Works. Fire flows required are to be determined by the Fire Chief.
42. There shall also be filed with this subdivision a statement from the water purveyor indicating that ~~water service~~ shall be provided to each lot and that the proposed water mains and any other required ~~facilities~~ will be operated by the purveyor and that under normal operating conditions the ~~system will meet~~ requirements for the land division.
43. Approval of this land division is contingent upon the installation and dedication of local main line sewers and separate house laterals to serve each dwelling unit and/or lot of the land division.

LANDSCAPING

44. Street trees are required; however this requirement may be waived where sufficient trees have been placed within an abutting landscaped setback. Contact City of Lancaster Department of Parks, Recreation and Arts for street tree location, species and approved method of installation and irrigation.
45. Developer shall install a landscaping and irrigation system in the 6.5 foot right-of-way strip between the front yard and rear lot line where alternate street section is used.

WALLS AND FENCES

46. Prior to occupancy, construct a masonry wall along the periphery of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 452.13. of the Zoning Ordinance. If the project is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development in order to prevent the creation of double walls where an adequate wall which would meet the intent of this condition is already in existence, or where there will be continuous work in progress on adjacent phases. All walls required by this condition shall be a minimum Los Angeles County Standard D-65 wall or as specified by the Director of Public Works.
47. Where wooden fencing is used on lot lines within the interior of the subdivision, such fencing materials and construction shall comply with the following standards as verified by the Department of Public Works:
 - a. Posts. Posts shall be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative. Painted or galvanized metal posts may also be used.
 - b. Horizontal members. Horizontal members shall be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative. Painted or galvanized metal components may also be used.
 - c. Vertical members. Vertical members may be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative.
 - d. Fasteners. Nails, bolts, or other fasteners used in the construction of the fence shall be galvanized or of nonrusting metal.
 - e. Sealant. Once constructed the fence(s) shall be treated with a sealant (linseed oil, oil-based stain, paint, etc.).

PASSED, APPROVED and ADOPTED this 22nd day of August 1991,
by the following vote:

AYES: Commissioners Cox, Smith, Keortge, Vice-Chairman Nash,
Chairwoman Gates


NOES:

ABSTAIN:

ABSENT:


TARA GATES, Chairwoman
Lancaster Planning Commission

ATTEST:


BRIAN N. HAWLEY, Secretary
City of Lancaster